

MINUTES  
BROOKSHIRE-KATY DRAINAGE DISTRICT

March 10, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in regular session, open to the public, at 7:00 p.m. on the 10th day of March, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

|                   |                     |
|-------------------|---------------------|
| Arnold England    | President           |
| Pat Keeling       | Vice President      |
| David Welch       | Secretary           |
| Blake Beckendorff | Supervisor          |
| John Chisum       | Assistant Secretary |

and all of the above were present except Supervisor Beckendorff, thus constituting a quorum. [Supervisor Chisum joined the meeting during the discussion of item no. 4, arriving at 7:05 p.m.]

Also attending the meeting were Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); Jason Svatek, P.E., of BGE, Inc, representing Grange Development.; and JC Mandelli and Todd Fogelsong of Lakes of Katy subdivision; and Wanda Sizemore, a member of the public.

Agenda Item No. 1  
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2  
INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was opened with the Invocation and Pledge of Allegiance.

Agenda Item No. 3  
PUBLIC COMMENT

Mr. Mandelli asked the Board to consider releasing a drainage easement in the Lakes of Katy subdivision, as the Homeowners' Association wishes to landscape the area. The Board responded that this matter would need to be added to a future agenda for further discussion.

[Mr. Mandelli and Fogelsong departed the meeting.]

Agenda Item No. 4  
MINUTES OF FEBRUARY 10, 2025, REGULAR SESSION AND FEBRUARY 24, 2025 SPECIAL MEETING MINUTES

Upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved the minutes of the February 10, 2025 Regular Board meeting, and February 24, 2025 Special Board meeting.

## Agenda Item No. 5

QUIDDITY ENGINEERING BUDGET ADJUSTMENT REQUEST TO PROFESSIONAL SERVICES AGREEMENT

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the above-referenced budget adjustment request, a copy of which is attached hereto as Exhibit "A".

## Agenda Item No. 6

FINANCIAL REPORT

- A. Discuss and take action to pay bills. Ms. Sidwell presented to and reviewed with the Board the February 2025 bills.
- B. February 2025 Financial Report. Ms. Sidwell then presented to and reviewed with the Board the Financial Report, a copy of which is attached hereto as Exhibit "B".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) paying the February 2025 bills; and (ii) the Financial Report.

## Agenda Item No. 7

ENGINEER'S REPORT

- a) Permit Application for Tract Development Without Platting for Twinwood Commerce Center - Reserve 15C ID: 00726; Permit No. 2024-164.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2024-164, as recommended by Quiddity in the letter attached hereto as Exhibit "B-1".

- b) Permit Application for Tract Development With Platting for Sunterra Lakes Remote Water Well - Final Plat ID: 00829; Permit No. 2025-12.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "B-2".

- c) Permit Application for Tract Development With Platting for Sunterra Lakes Water Plant No. 1 - Final Plat ID: 00828; Permit No. 2024-78

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Permit No. 2025-125, as recommended by Quiddity; and (ii) Permit Application for Permit No. 2024-78, a copy of which is attached hereto as Exhibit "B-3", as recommended by Quiddity.

- d) Permit Application for Tract Development With Platting for Sofi Lakes Section 2 - Final Drainage Plans (ID: 00626) and Final Plat (ID: 00761); Permit No. 2024-146.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit Application, a copy of which is attached hereto as Exhibit "B-4".

- e) Permit Application for Tract Development With Platting for Yara Drive Street Dedication Plans -Final Drainage Plans (ID: 00519) Permit No. 2024-48 and Yara Drive Street Dedication & Water Plant - Final Plat (ID: 00765) Permit No. 2024-48.

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for Permit No. 2024-146, as recommended by Quiddity; and (ii) Permit Application for Permit No. 2024-48, a copy of which is attached hereto as Exhibit "B-5", as recommended by Quiddity.

- f) Permit Application for Tract Development With Platting for Texas Heritage Marketplace Sec 1 – Preliminary Plat: ID: 00827.

Mr. McCarthy reviewed a recommendation letter for the above-referenced Permit ID, a copy of which is attached hereto as Exhibit "B-6".

- g) Permit Application for Tract Development With Platting for Texas Heritage Marketplace Sec 2 – Preliminary Plat: ID: 00826.

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application for ID No. 00827, as recommended by Quiddity; and (ii) Permit Application for Permit ID No. 00826, a copy of which is attached hereto as Exhibit "B-7", as recommended by Quiddity.

- h) Update on Sunterra Lakes Development.

There was no update.

- i) Update on Grange Development.

Mr. Svatek updated the Board regarding the development. He stated that that the grand opening will take place on April 26, 2025. Phase I presales have already begun, while clearing and grubbing for Phase II will commence shortly. Katy ISD plans to build both an elementary school and a junior high school within the development by 2027.

#### Agenda Item No. 8

#### GENERAL MANAGER'S REPORT

- A. General Manager's Report.

Mr. Brand presented the General Manager's Report to the Board, a copy of which is attached hereto as Exhibit "C".

- B. Wyatt Resources, Inc. Quote No. 16764 for Steel Pipe.

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Quote No. 16767 from Wyatt Resources, Inc. in the amount of \$7,514.00.

- C. Inspector's Report and Enforcement Action Updates.

This matter was discussed in an executive session later in the meeting.

- D. Update on New Administration Building.

Mr. Brand updated the Board on the construction of the new Administration Building.

#### Agenda Item No. 9

#### EXECUTIVE SESSION

At 8:02 p.m. upon motion by Supervisor Chisum, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Sections 551.071(a) to discuss pending or contemplated litigation. Only the present Board members, Mr. Brand, Mr. McCarthy, and Ms. Croon were present during the executive session.

Agenda Item No. 10  
REGULAR SESSION

At 8:18 p.m., upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

ADJOURNMENT

With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 8:20 p.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 14<sup>th</sup> day of APRIL 2025.

  
\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Supervisors



- | <b>Exhibit</b> |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Exhibit "A"    | Quiddity Engineering budget adjustment request to Professional Services Agreement           |
| Exhibit "B"    | February 2025 Financial Report                                                              |
| Exhibit "B-1"  | Recommendation letter for Permit Application No. 2024-164 (Twinwood Commerce Center)        |
| Exhibit "B-2"  | Recommendation letter for Permit Application No. 2025-12 (Sunterra Lakes Remote Water Well) |
| Exhibit "B-3"  | Recommendation letter for Permit Application No. 2024-78 (Sunterra Lakes Water Plant No. 1) |
| Exhibit "B-4"  | Recommendation letter for Permit Application No. 2024-146 (Sofi Lakes Section 2)            |
| Exhibit "B-5"  | Recommendation letter for Permit Application No. 2024-48 (Yara Drive Street Dedication)     |
| Exhibit "B-6"  | Recommendation letter for Permit ID No. 00827 (Texas Heritage Marketplace Sec 1)            |
| Exhibit "B-7"  | Recommendation letter for Permit ID No. 00826 (Texas Heritage Marketplace Sec 2)            |
| Exhibit "C"    | General Manager's Report                                                                    |



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Re: Budget Adjustment Request for:  

1. **DFMA Application Form Additional Services**
2. **Applicant & Manager Portal Enhancements Additional Services**
3. **Field Inspection Application Additional Services**

Dear Mr. England:

On behalf of Quiddity Engineering (ENGINEER), we would like to formally **request an amendment** to the previously approved Work Authorizations to reflect necessary adjustments to the Engineer Maximum Range for additional services related to the following projects:

| Project ID        | Project Name                                                | QE Proposal Date | Approved Engineer Maximum Range | Requested Engineer Maximum Range | Delta   |
|-------------------|-------------------------------------------------------------|------------------|---------------------------------|----------------------------------|---------|
| R0002-1025-01.006 | DFMA Application Form Additional Services                   | 7/30/2024        | \$2,500                         | <b>\$3,800</b>                   | \$1,300 |
| R0002-1025-01.008 | Applicant & Manager Portal Enhancements Additional Services | 10/3/2024        | \$8,500                         | <b>\$10,130</b>                  | \$1,630 |
| R0002-1025-01.010 | Field Inspection Application Additional Services            | 10/3/2024        | \$8,000                         | <b>\$13,000</b>                  | \$5,000 |

These adjustments are necessary due to the evolving scope of work and additional engineering efforts (coordination and support) required to complete these projects effectively beyond the original estimates. Specifically:

- **Increased Complexity:** During the development, the scope of work expanded due to additional requests, unforeseen technical requirements and integration complexities.
- **Additional Engineering Time & Effort:** The original budget allocations did not fully account for the level of coordination, training, and support required for successful implementation.
- **Ensuring Optimal Functionality:** The applications in question are essential to streamlining BKDD's operations, requiring additional testing, above and beyond training and validation to meet performance and usability expectations.



Mr. Arnold England, President

Page 2

March 6, 2025

**Compensation:**

The ENGINEER proposes adjusting the previously approved Engineer Maximum Range compensation for the specified tasks above from \$19,000 to \$26,930, billing hourly per the latest Schedule of Hourly Rates.

If the DISTRICT requests additional work or modifications beyond the scoped items, the ENGINEER will perform the work and bill hourly in accordance with the Board-approved Schedule of Hourly Rates.

We appreciate the District's support and understanding in these matters.

If any additional information or documentation is required, please let me know. We appreciate your time and consideration.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP

BKDD Additional Funds Request (03-03-25).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: March 10, 2025

ARNOLD ENGLAND  
PRESIDENT



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

July 30, 2024

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Re: Professional Engineering Services for  
**Permit Application Portal – New Application Form**

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) in an effort to develop and add the Detention Facilities Maintenance Agreement (DFMA) Application Form to the Portal.

#### **Scope of Services**

The ENGINEER was requested to enhance the DISTRICT Permit Application Portal by creating a new online DFMA form and associated workflow/database components. The scope below outlines detailed requirements and enhancements included as part of this scope of work (SOW).

##### **Step 1**

- Development and configuration of a new DFMA form with standard form steps.
- Create and configure database fields.
- Update notification/email features.
- Utilize the existing automation to trigger and configure the automated process.
- Map the PDF fillable form for the new DFMA form submission.

The compensation for completing the DFMA form customization and configuration (Step 1) is a Lump Sum fee of **\$4,150.00**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work. These will be billed hourly per the Schedule of Hourly Rates previously approved by the Board.

##### **Step 2**

- Coordinate the new form and required fields with the Legal and DISTRICT Team.
- Create the final form design in PDF format.
- Update existing workflows and forms.
- Test and roll out new DFMA form.
- Others as required.



Mr. Arnold England, President

Page 2

July 30, 2024

The ENGINEER proposed to perform the scope of services above (Step 2) and bill hourly in accordance with the Schedule of Hourly Rates previously approved by the Board. Pending the final scope and requirements to be defined by the DISTRICT, the cost for this effort could range between **\$1,000 to \$2,500**.

#### Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate it will take approximately 45 calendar days from the authorization to proceed to the start of the Rollout.

#### Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

02 - BKDD DFMA Form Scope (07-30-24).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

ARNOLD ENGLAND  
PRESIDENT

DATE:

August 12, 2024



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

October 3, 2024

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Re: Professional Engineering Services for  
**Applicant & Manager Portal Enhancements**

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) to enhance the existing Applicant and Manager Portal.

#### **Scope of Services**

The scope below outlines detailed requirements and enhancements included as part of this scope of work (SOW).

| <b>Enhancement</b>                                                                                         | <b>Description</b>                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant Portal</b><br>Clean-Up                                                                        | Add fields to the "My Applications" tab to display. Add a filter to the same tab to allow status filtering. Add notification for an application being withdrawn from the Manager Portal.                                                                                                                                       |
| <b>Applicant &amp; Manager Portal</b><br>Allow access to multiple Applicant Owners to the same Application | Develop the ability to have multiple users view the same record on the "My Applications" page. Add a control to the Manager Workspace app that allows Quiddity Admins to come in and assign more users to a single application. These users will be permitted access to that record's information on the "My Application" tab. |
| <b>Manager Portal</b><br>Add Boundaries                                                                    | Enhance map resources to display boundary data (BKDD and other Boundaries).                                                                                                                                                                                                                                                    |
| <b>Manager Portal</b><br>Teams Meeting Feature                                                             | Implement the "Appointment" feature in the Communication Log timeline to allow for the creation of TEAMS meetings from the Communication Log. ADM staff will have the ability to schedule meetings when selecting an application, with the option to log the activity in the Communication Log as part of activity scheduling. |
| <b>Manager Portal</b><br>Payment Function                                                                  | Expand the development of the Payment Log by adding new fields, defining enhanced calculation rules, and establishing table relationships. These improvements will automate payment calculations and streamline payment tracking, resulting in greater accuracy and efficiency.                                                |



Mr. Arnold England, President

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October 3, 2024

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|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><b>Manager Portal</b><br/>Existing &amp; Historical<br/>EASEMENT Excel Data<br/>Migration</p> | <p>This task involves migrating historical Easement-related data from an existing Excel database into the centralized Portal and ensuring its integration with the GIS system. The ENGINEER will follow these steps:</p> <p><b>Development of the Easements Tab</b></p> <ul style="list-style-type: none"> <li>• Configure the "Easements" tab fields (~ 25 new fields) within the Manager Workspace of the Portal.</li> <li>• Design data fields and functionality tailored for managing easement-related information.</li> <li>• Complete development, testing, and User Acceptance Testing (UAT) for the new fields and database table settings.</li> </ul> <p><b>Excel Data Migration</b></p> <ul style="list-style-type: none"> <li>• Clean and prepare ~250 records of existing easement data currently stored in an Excel (.XLS) spreadsheet.</li> <li>• Import and migrate this data into the newly created easement fields and table structure within the Portal.</li> <li>• Conduct testing, validation, and verification to ensure all migrated data is accurate and functioning correctly within the Portal database.</li> </ul> <p><b>Update/Append Data for GIS Export Process</b></p> <ul style="list-style-type: none"> <li>• Enhance the existing ArcGIS data export functionality to accommodate the new easement fields.</li> <li>• Update the current export routines, tables, and workflows to include the new easement data fields as part of the GIS export process.</li> </ul> <p><b>Integration of Easement Data with GIS</b></p> <ul style="list-style-type: none"> <li>• Link the exported Portal easement data to the corresponding GIS polygons layer.</li> <li>• Ensure that any updates made to easement information in the Portal are automatically reflected in the GIS system.</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Compensation** - The compensation for completing the proposed SOW is the following:

- a) A Lump Sum fee of **\$12,822.70**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work. These will be billed hourly per the Schedule of Hourly Rates previously approved by the Board.
- b) The ENGINEER proposed to provide support and complement the proposed SOW above and bill hourly in accordance with the latest Schedule of Hourly Rates. The cost for this effort could range between **\$5,000 to \$8,500**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work.



Mr. Arnold England, President

Page 3

October 3, 2024

**Schedule**

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate it will take approximately 60 calendar days from the authorization to proceed to the start of the Rollout.

**Conclusion**

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

/BKDD Scope/03 - BKDD Portal Enhancements (10-03-24).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

ARNOLD ENGLAND  
PRESIDENT

DATE: 10-14-24



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

October 3, 2024

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Re: Professional Engineering Services for  
**Field Inspection Application**

Dear Mr. England:

Quiddity Engineering (ENGINEER) is pleased to submit this proposal to the Brookshire-Katy Drainage District (DISTRICT) to develop a **Field Inspection Application** to enhance construction monitoring and enforcement. This proposal and the attached exhibit outline the workflow and technical requirements for conducting field inspections, performing quality control (QC) reviews, and generating inspection PDF reports. The solution includes the use of the mobile app **FieldMap Pro** for fieldwork, synchronizing data across platforms, and a desktop application for office-based reviews. Field inspections will be conducted through the mobile app, which features an interactive map and provides field staff with access to relevant permit forms.

The scope below outlines detailed requirements for this scope of work (SOW).

### **SOW Summary**

#### **Step 1 – Application Development**

- a) **Data Synchronization** - A Sync Tool will be developed to run on a scheduled basis, ensuring that permit applications from the Portal with an ADM status of "Approved - Ready for Construction" are automatically converted into a GIS permit layer. This tool will create new records, update existing applications, and track construction statuses. Additionally, it will trigger automated email notifications to inspectors whenever new applications are approved and ready for construction.
- b) **Field Inspections Application** – Permit inspection form will be developed and completed using an iPad with the mobile app, which seamlessly integrates data from the BKDD portal.
- c) **Field Data Visualization** – Permit applications and inspector-logged locations will be symbolized on maps using predefined symbols representing various administrative statuses. These maps will be regularly updated and published for use on tablets in the field.



Mr. Arnold England, President

Page 2

October 3, 2024

- d) **Inspections and Reports** – An inspection table will track all field inspections and associated findings. Inspectors will have the ability to filter displayed data, initiate and review inspections, capture field data, and link findings directly to permit applications and/or inspector-logged locations. Photos taken during inspections will be stored and documented within the system.
- e) **Office Review and QC** – A desktop application will allow inspectors and quality control (QC) reviewers to log in with user Microsoft account credentials, view inspection details, edit inspection properties according to their roles, and generate PDF reports upon completion of inspections. The app will also support communication between inspectors and QC reviewers through status updates and comments.

The compensation for completing the scope of work above (Step 1) is a **Lump Sum fee of \$23,000**. Suppose the DISTRICT desires to make an additional request(s) beyond the items noted above. In that case, the ENGINEER will provide a cost estimate to the DISTRICT for approval before performing any work. These will be billed hourly per the Schedule of Hourly Rates previously approved by the Board.

## Step 2 – Development Support

The ENGINEER is expected to support the development of the application above, which includes the following tasks:

- Develop Permits Table to Permits Layer Sync Tool – Automate the process of syncing permits from the table to the GIS layer.
- Filter Permits and Inspector Locations on Map – Enable map filtering to display permits and inspector locations.
- Email Notification for Status Changes – Notify inspectors and reviewers via email when an inspection status changes.
- Create Inspection Form – Build a form within the mobile app for field inspections.
  - Track Inspection Edits – Record all inspection edits in a dedicated tracking table.
  - Process Field Edits – Handle field data updates, including adding photos and sending email notifications.
- Build QC Reviewer App – Develop an application for QC reviewers to view inspections using a configuration file to list all available inspections.
  - View and Edit Inspections in QC Reviewer – Allow reviewers to view and edit inspection details within the app.
  - Create Inspection in QC Reviewer – Allow the creation of new inspections directly from within the QC Reviewer app.
  - Reviewer Comments to Inspector – Allow reviewers to send comments back to the inspector through the system.



Mr. Arnold England, President

Page 3

October 3, 2024

- Generate PDF Report – Create a PDF report when a QC reviewer marks an inspection as "Report Completed."
  - Include Map in PDF Report – Add a map excerpt in the PDF
  - Send Email with PDF Report – Automatically email the PDF report to designated recipients.

The ENGINEER proposes to support the scope of services above and bill hourly in accordance with the Schedule of Hourly Rates previously approved by the Board. The cost for this effort is estimated to range between **\$3,000 to \$8,000**.

### Step 3 – Field Tablet & Annual Licenses

- a) To support the proposed Field Inspection application, the DISTRICT will need to purchase GPS-enabled field tablets (iPads), allowing inspectors to capture and manage data in real-time efficiently.
- b) The DISTRICT will also need to procure and renew annual licenses for FieldMap Pro to ensure continued access to field inspections, data synchronization, and reporting features. Each user must log into FieldMap Pro, and upon login, a license is checked out from the pool. Licenses are priced at **\$350 per year**, with **two licenses provided at no cost for the first year** following the application rollout.

### Step 4 – Application Support Post Rollout

The ENGINEER will support the application developed post-rollout and bill hourly in accordance with the Schedule of Hourly Rates previously approved by the Board. For more significant updates - we will provide an estimate and obtain authorization via a separate scope memo.

### Fee Summary:

- Step 1 – Application Development - Lump Sum fee of \$23,000.
- Step 2 – Development Support - could range between \$3,000 to \$8,000.
- Step 3.a – Field Tablet
  - The DISTRICT needs to purchase iPads equipped with GPS capabilities.
- Step 3.b – Annual Licenses
  - Two licenses will be provided at **no cost for the first year** following the rollout of the application.
  - Each license costs **\$350 per year** after the first rollout anniversary.
- Step 4 – Application Support Post Rollout– As needed and billed hourly in accordance with the Schedule of Hourly Rates.



Mr. Arnold England, President

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October 3, 2024

### Schedule

We are prepared to proceed with these services upon acceptance and authorization to proceed. We estimate it will take approximately **90 calendar days** from the authorization to proceed.

### Conclusion

We thank you for the opportunity to submit this proposal and look forward to working with you on this Project. The proposed compensations shall be considered in their entirety for the scope of services. Should the DISTRICT wish to contract with the ENGINEER for only a portion of the work, the ENGINEER reserves the right to negotiate individual scope items on their own merits. This proposal shall be **valid for thirty (30) days** from this date and may be extended upon written approval by the ENGINEER and the DISTRICT.

We hope you will find this proposal to be acceptable. Please feel free to contact me if you have any questions.

Please review and advise if you require any additional information and/or clarifications. We look forward to providing these services to the DISTRICT.

Very truly yours,

Rod Pinheiro, PE, PMP, CFM

RDP/dme

02 - BKDD Field App Scope (10-03-24).docx

ACCEPTED ON BEHALF OF BROOKSHIRE-KATY DRAINAGE DISTRICT BY:

DATE: \_\_\_\_\_

10-14-24

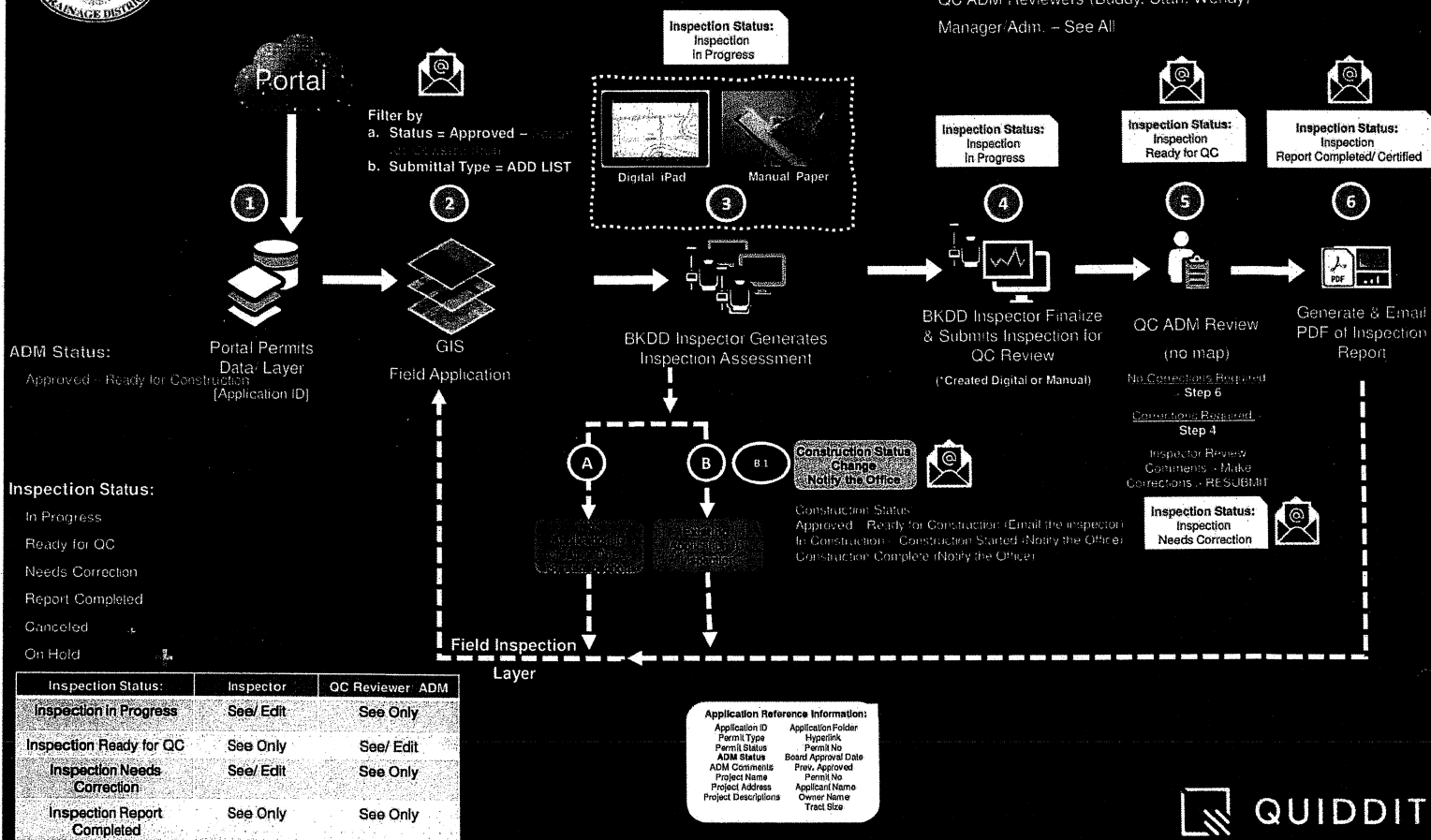
ARNOLD ENGLAND  
PRESIDENT



# FIELD INSPECTION WORKFLOW

## ROLES:

Inspector  
QC ADM Reviewers (Buddy, Stan, Wendy)  
Manager/Adm. – See All



**FEBRUARY 2025 - FINANCIAL REPORT**

Exhibit "B"

|                                 |                       |
|---------------------------------|-----------------------|
| General Fund                    | \$3,726,879.11        |
| Payroll Fund                    | \$91,381.61           |
| Petty Cash                      | \$1,962.88            |
| Building Fund                   | \$1,900,376.16        |
| Capital Improvement Fund        | \$733,528.91          |
| Texpool Fund                    | \$3,288.19            |
| Amegy Bank Checking             | \$993,330.99          |
| Austin Co. State Bank CD        | \$244,834.28          |
| Bank of Shiner CD               | \$190,992.14          |
| Bank of Brenham CD              | \$238,801.54          |
| Citizens State Bank CD          | \$236,590.24          |
| Fayetteville Bank CD            | \$187,419.62          |
| First Nat. Bank Bellville CD    | \$188,185.14          |
| Industry State Bank CD          | \$238,800.90          |
| <b>TOTAL RECONCILED BALANCE</b> | <b>\$8,976,371.71</b> |

|                  |
|------------------|
| <b>RESERVES:</b> |
| \$1,525,623.86   |

*All accounts are reconciled.*

| FUNDS                                                  |            |                                 |                                 |                                   |                                  |                                         |
|--------------------------------------------------------|------------|---------------------------------|---------------------------------|-----------------------------------|----------------------------------|-----------------------------------------|
|                                                        | TexPool    | Prosperity Bank<br>General Fund | Prosperity Bank<br>Payroll Fund | Amegy Bank<br>Grant -<br>Checking | Prosperity Bank<br>Building Fund | Prosperity Bank<br>Capital<br>Imprvmnts |
| <b>Fund Balance</b>                                    |            |                                 |                                 |                                   |                                  |                                         |
| Beginning Balance 2/1                                  | \$3,276.05 | \$1,191,049.25                  | \$146,815.06                    | \$1,053,250.99                    | \$1,939,470.66                   | \$765,770.09                            |
| Deposits and Credits                                   | \$12.14    | \$2,730,601.36                  | \$15.01                         | \$0.00                            | \$222.06                         | \$87.77                                 |
| Debits and Withdrawals                                 | \$0.00     | \$159,951.84                    | \$52,384.92                     | \$12,590.00                       | \$37,965.20                      | \$8,476.25                              |
| Ending Balance 2/28                                    | \$3,288.19 | \$3,761,698.77                  | \$94,445.15                     | \$1,040,660.99                    | \$1,901,727.52                   | \$757,381.61                            |
| Less Total Outstanding<br>Drafts/Deposits (Net Amount) | \$0.00     | -\$34,819.66                    | -\$3,063.54                     | -\$47,330.00                      | -\$1,351.36                      | -\$23,852.70                            |
| Adjusted Ending Balance 2/28                           | \$3,288.19 | \$3,726,879.11                  | \$91,381.61                     | \$993,330.99                      | \$1,900,376.16                   | \$733,528.91                            |
| Monthly Interest Earned                                | \$12.14    | \$177.26                        | \$15.01                         | \$0.00                            | \$222.06                         | \$87.77                                 |

| CERTIFICATES OF DEPOSIT |                             |                |                        |                      |                                        |                        |                    |
|-------------------------|-----------------------------|----------------|------------------------|----------------------|----------------------------------------|------------------------|--------------------|
|                         | Austin County<br>State Bank | Bank of Shiner | Citizens State<br>Bank | Fayetteville<br>Bank | First National<br>Bank<br>of Bellville | Industry<br>State Bank | Bank of<br>Brenham |
| <b>Fund Balance</b>     |                             |                |                        |                      |                                        |                        |                    |
| Beginning Balance 2/1   | \$244,834.28                | \$190,992.14   | \$249,390.14           | \$185,672.68         | \$186,449.93                           | \$238,800.90           | \$238,801.54       |
| Deposits and Credits    | \$0.00                      | \$0.00         | \$2,200.10             | \$1,746.94           | \$1,735.21                             | \$0.00                 | \$0.00             |
| Debits and Withdrawals  | \$0.00                      | \$0.00         | \$15,000.00            | \$0.00               | \$0.00                                 | \$0.00                 | \$0.00             |
| Ending Balance 2/28     | \$244,834.28                | \$190,992.14   | \$236,590.24           | \$187,419.62         | \$188,185.14                           | \$238,800.90           | \$238,801.54       |
| Interest/Earned         | \$0.00                      | \$0.00         | \$2,200.10             | \$1,746.94           | \$1,735.21                             | \$0.00                 | \$0.00             |

| ADOPTED BUDGET                     |                       |
|------------------------------------|-----------------------|
| 24-25 FY Budget                    | \$5,294,869.51        |
| YTD Expenses                       | \$1,372,257.06        |
| New Equipment                      | \$113,981.73          |
| Master Drainage Plan Phase 2       | \$300,000.00          |
| <b>Total Budgeted Expenses YTD</b> | <b>\$1,786,238.79</b> |

| ENFORCEMENT/CIVIL PENALTIES |                                    |
|-----------------------------|------------------------------------|
| Awry Concrete               | \$50,000.00 BKDD Received FY 24-25 |
| DI Landholdings             | \$57,500.00 BKDD Received FY 24-25 |

|                |               |              |
|----------------|---------------|--------------|
| NEW ADMIN BLDG | FYTD EXPENSES | \$700,957.41 |
| MDP PHASE 2    | FYTD EXPENSES | \$76,234.85  |



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Urban Twinwood LP  
Twinwood Commerce Center - Reserve 15 C – **Tract Development without Platting**  
Application ID No. 00726  
BKDD Permit No. 2024-164  
Quiddity, Inc. Job No. R0002-1003-23.004

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** RSG Engineering, Inc.

**Permit Type:** Tract Development without Platting – Final Drainage Plans

**Location:** North and west of Discovery Hills Parkway, south of Jordan Ranch Blvd, and east of Twinwood Parkway

**Description:** The Twinwood Commerce Center – Reserve 15 C (Development) is a proposed commercial development located within Reserve 3 of the Twinwood Commerce Center Replat. The Development encompasses 5.199 acres and lies within Waller County Municipal Utility District No. 18. The Development includes the construction of proposed paving, utilities, drainage, and grading for the site to serve future warehouse buildings.

The drainage from the site is conveyed through an underground private storm sewer system that outfalls into a public storm sewer system within Discovery Hills Parkway, which is routed to the Twinwood Business Park Phase 4 and Phase 5 Detention Facilities and Amenity Lake (South Pond), which will then outfall to a tributary of East Fork of Brookshire Creek. The Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake were included in the plans titled "Twinwood Business Park Phase 4 and 5 Detention Facilities and Amenity Lake" and approved by the District under Permit No. 2021-55 on February 10, 2022.

**DFMA:** The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

**Technical Review:** Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.



Mr. Arnold England, President

March 6, 2025

Page 2

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McCarthy".

Michael McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-23.004 Twinwood Commerce Center - Reserve 15 C/2.0 - Letters/Tract Dev without Platting - Twinwood Commerce Center - Reserve 15C - 00726.docx>

cc: Mr. Mark Overton – Urban Twinwood LP via email [moverton@urbancompanies.com](mailto:moverton@urbancompanies.com)  
 Mr. Hind Saad – RSG Engineering, Inc. via email [hind@rsgcompanies.com](mailto:hind@rsgcompanies.com)  
 Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Astro Sunterra West, L.P.  
Sunterra Lakes Remote Water Well - **Final Plat ONLY**  
Application ID No. 00829  
Permit No. 2025-12  
Quiddity Job No. R0002-1036-01.002

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** Quiddity Engineering – LDS Main

**Permit Type:** Tract Development with Platting – Final Plat **ONLY**

**Location:** North of Stockdick Road, south of FM 529, and east of FM 362

**Survey:** H. & T.C.R.R Co. Survey Section 49, Abstract 142, Waller County, Texas

**Previous Approvals:** The District approved the Preliminary Plat for Sunterra Lakes Remote Water Well on October 14, 2024, and the Final Drainage Plan on July 22, 2024.

**Description:** The proposed Sunterra Lakes Remote Water Well (Development) encompasses approximately 0.20 acres of land. The Development is located within the Sunterra Lakes development, comprising of 640.1 acres of land for Phase 1 of the master planned community. This Development includes only the final plat submittal. The design of the Development was included in the Final Drainage Plans titled "Water Plant No. 1 – Phase 1 and Remote Water Well" that was approved by the District on July 22, 2024 under Permit No. 2024-78.

**DFMA:** There are existing offsite detention facilities within Sunterra Lakes Phase 1 that serve the Development. There is an executed Detention Facilities Maintenance Agreement (DFMA) with the District for these detention facilities.

**Technical Review:** Based on our review of the final plat, the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.



Mr. Arnold England, President  
 March 6, 2025  
 Page 2

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor who is licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant: The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/scs/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes \(formerly West\) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Remote Water Well FP Approval Ltr 03042025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes (formerly West) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Remote Water Well FP Approval Ltr 03042025.docx)

cc: Mr. Brian Stidham - Astro Sunterra West, L.P. via email [bstidham@starwood.com](mailto:bstidham@starwood.com)  
 Quiddity Engineering – LDS Main - via email [Katy-LD@quiddity.com](mailto:Katy-LD@quiddity.com)  
 Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Astro Sunterra West, L.P.  
Sunterra Lakes Water Plant No 1 - **Final Plat - ONLY**  
Application ID No. 00828  
Permit No. 2024-78  
Quiddity Job No. R0002-1036-01.002

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** Quiddity Engineering – LDS Main

**Permit Type:** Tract Development with Platting – Final Plat ONLY

**Location:** North of Stockdick Road, south of FM 529 Road, and east of FM 362

**Survey:** H. & T.C.R.R Co. Survey Section 49, Abstract 142, Waller County, Texas

**Previous Approvals:** The District approved the Preliminary Plat for Sunterra Lakes Water Plant No. 1 on October 14, 2024, and the Final Drainage Plan on July 22, 2024.

**Description:** The proposed Sunterra Lakes Water Plant No. 1 (Development) encompasses approximately 3.06 acres of land. The Development is located within the Sunterra Lakes development, comprising of 640.1 acres of land for Phase 1 of the master planned community. This Development includes only the final plat submittal associated with the first phase of Water Plant No. 1. The design of the Development was included in the Final Drainage Plans titled "Water Plant No. 1 – Phase 1 and Remote Water Well" that was approved by the District on July 22, 2024 under Permit No. 2024-78.

**DFMA:** There are existing offsite detention facilities within Sunterra Lakes Phase 1 that serve the Development. There is an executed Detention Facilities Maintenance Agreement (DFMA) with the District for these detention facilities.

**Technical Review:** Based on our review of the final plat, the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.



Mr. Arnold England, President

March 6, 2025

Page 2

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat submitted has been prepared, dated, signed, and sealed by a Professional Land Surveyor who is licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant: The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/scs/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes \(formerly West\) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Water Plant No 1 FP Approval Ltr 03042025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1036-01.002 Sunterra Lakes (formerly West) Water Plant No. 1 & Remote Water Well Phase 1/2.0 - Letters/Sunterra Lakes Water Plant No 1 FP Approval Ltr 03042025.docx)

cc: Mr. Brian Stidham - Astro Sunterra West, L.P. via email [bstidham@starwood.com](mailto:bstidham@starwood.com)  
 Quiddity Engineering – LDS Main - via email [Katy-LD@quiddity.com](mailto:Katy-LD@quiddity.com)  
 Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: GardenBure Development, LLC  
Sofi Lakes Section 2 - **Final Plat and Drainage Plans**  
Application ID No. 00761 (FP) & 00626 (FDP)  
Permit No. 2024-146  
Quiddity Job No. R0002-1003-21.007

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** RG Miller

**Permit Type:** Tract Development with Platting – Final Plat and Drainage Plans

**Location:** North of FM 529, south of Longenbaugh Road, and east of FM 2855

**Survey:** H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

**Previous Approvals:** The District approved the Preliminary Plat for Sofi Lakes Section 2 on August 12, 2024.

**Description:** The proposed Sofi Lakes Section 2 (Development) encompasses approximately 48.68 acres of single-family residential development and includes 223 Lots, 6 Blocks, and 7 Reserves. The Development is located within the future Sofi Lakes Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into the Sofi Lakes Detention Pond 3, which drains through Detention Pond 4 which then outfalls into the FM 529 roadside ditch. Detention Pond 3 was included in the construction plans titled, "Sofi Lakes Detention Phase 1" that was approved by the District under Permit No. 2024-58 & 2024-120 on December 23, 2024. Additionally, the drainage impact assessment (DIA) for Sofi Lakes Phase 1 has been reviewed and accepted by the District on January 29, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sofi Lakes Phase 1 DIA.



Mr. Arnold England, President  
March 6, 2025  
Page 2

DFMA: The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review: Based on our review of the final plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant: Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**



Mr. Arnold England, President

March 6, 2025

Page 3

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.007 Sofi Lakes Section 2/2.0 - Letters/Sofi Lakes Section 2 - FP & FDP Ltr 03062025.docx>

cc: Ms. Sophia Filfil - GardenBure Development LLC via email [sophiafilfil@gmail.com](mailto:sophiafilfil@gmail.com)  
Mr. Chrishone Peterson – RG Miller via email [CPeterson@rgmiller.com](mailto:CPeterson@rgmiller.com)  
Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 6, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: GardenBure Development, LLC  
Yara Drive Street Dedication and Water Plant - **Final Plat and Drainage Plans**  
Application ID No. 00765 (FP) & 00519 (FDP)  
Permit No. 2024-48  
Quiddity Job No. R0002-1003-21.008

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: RG Miller

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of FM 529, south of Longenbaugh Road, and east of FM 2855

Survey: H. & T. C. Railroad Company Survey, Block 113, Abstract 173, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Yara Drive Street Dedication and Water Plant, on August 12, 2024.

Description: The proposed Yara Drive Street Dedication and Water Plant (Development) encompasses approximately 6.19 acres of street dedication and includes 1 Block and 1 Reserve. The Development is located within the future Sofi Lakes Phase 1 development. The final plat encompasses both the Yara Drive Street Dedication and the future Water Plant to serve Sofi Lakes. The final drainage plans only includes the design for Yara Drive Street Dedication. The final drainage plans for the future Water Plant will be submitted under a separate permit application.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that connects to the proposed Sofi Lakes Section 2 storm sewer system, which will then outfall into the Sofi Lakes Detention Pond 3, which drains through Detention Pond 4, which then outfalls into the FM 529 roadside ditch. Sofi Lakes Section 2 was included in the plans titled "Sofi Lakes Sec 2" that will be considered for Board approval on the March 10, 2025 meeting agenda under Permit No. 2024-146. Detention Ponds 3 and 4 were included in the construction plans titled, "Sofi Lakes



Mr. Arnold England, President

March 6, 2025

Page 2

Detention Phase 1" that was approved by the District under Permit Nos. 2024-58 & 2024-120 on December 23, 2024. Additionally, the drainage impact assessment (DIA) for Sofi Lakes Phase 1 has been reviewed and accepted by the District on January 29, 2024. The drainage and detention components outlined in the plans for the Development are designed in accordance with the Sofi Lakes Phase 1 DIA.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

Based on our review of the final plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**



Mr. Arnold England, President

March 6, 2025

Page 3

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/scs/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.008 Yara Drive & Street Dedication & Water Plant/2.0 - Letters/Yara Drive Street Dedication & Water Plant \(sofi\) - FP Ltr 03062025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.008 Yara Drive & Street Dedication & Water Plant/2.0 - Letters/Yara Drive Street Dedication & Water Plant (sofi) - FP Ltr 03062025.docx)

cc: Ms. Sophia Filfil - GardenBure Development LLC via email [sophiafilfil@gmail.com](mailto:sophiafilfil@gmail.com)  
Mr. Chrishone Peterson – RG Miller via email [CPeterson@rgmiller.com](mailto:CPeterson@rgmiller.com)  
Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 3, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Pederson Road Town Center-139, LLC  
Texas Heritage Marketplace Sec 1 – **Preliminary Plat and Preliminary Drainage Plans**  
Application ID No. 00827  
Permit No. – N/A  
Quiddity Job No. R0002-1032-01.004

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** BGE, Inc.

**Permit Type:** Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

**Location:** North of Kingland Blvd., south of IH 10, east of Peterson Road, west of Anserra Trail

**Survey:** H. & T.C. R.R. CO. Survey, A-170, Waller County, Texas

**Technical Review:** Based on our review of the Preliminary Plat of Texas Heritage Marketplace Sec 1, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the **acceptance of the Preliminary Plat** by the District's Board of Supervisors does not constitute official acceptance of the proposed development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Final Plat.

The applicant shall not use this Preliminary approval to commence any construction activities until the Final Drainage Plans and Final Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

**For the Applicant:** The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

March 3, 2025

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1032-01.004 Texas Heritage Marketplace Section 1/2.0 - Letters/PP & PDP Ltr - Texas Heritage Marketplace Sec 1 - 00827.docx>

cc: Mr. Steve Alvis - Pederson Road Center-139, LLC via email [salvis@newquest.com](mailto:salvis@newquest.com)  
Mr. Trey DeVillier - BGE, Inc. via email [tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

March 3, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Pederson Road Town Center-139, LLC  
Texas Heritage Marketplace Sec 2 – **Preliminary Plat and Preliminary Drainage Plans**  
Application ID No. 00826  
Permit No. – N/A  
Quiddity Job No. R0002-1032-01.006

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** BGE, Inc.

**Permit Type:** Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

**Location:** North of Kingland Blvd., south of IH 10, east of Peterson Road, west of Anserra Trail

**Survey:** H. & T.C. R.R. CO. Survey, A-170, Waller County, Texas

**Technical Review:** Based on our review of the Preliminary Plat of Texas Heritage Marketplace Sec 2, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the **acceptance of the Preliminary Plat** by the District's Board of Supervisors does not constitute official acceptance of the proposed development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Final Plat.

The applicant shall not use this Preliminary approval to commence any construction activities until the Final Drainage Plans and Final Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

**For the Applicant:** The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

March 3, 2025

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1032-01.006 Texas Heritage Marketplace Section 2/2.0 - Letters/PP & PDP Ltr - Texas Heritage Marketplace Sec 2 - 00826.docx>

cc: Mr. Steve Alvis - Pederson Road Center-139, LLC via email [salvis@newquest.com](mailto:salvis@newquest.com)  
Mr. Trey DeVillier – BGE, Inc. via email [tdevillier@bgeinc.com](mailto:tdevillier@bgeinc.com)  
Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)

# BROOKSHIRE-KATY DRAINAGE DISTRICT

## MONTHLY EQUIPMENT MILEAGE/HOUR, AND EXPENSE REPORT

JANUARY 2025

### TRACTORS

| EQUIPMENT                 | YEAR<br>MODEL | LIFETIME<br>HOURS | HOURS<br>THIS<br>MONTH | FISCAL<br>YTD<br>HOURS | EXPENSES<br>THIS<br>MONTH | FISCAL YTD<br>EXPENSES |
|---------------------------|---------------|-------------------|------------------------|------------------------|---------------------------|------------------------|
| JD 5100E BAT-WING TRACTOR | 2019          | 3,361             | 38                     | 153                    | \$107.87                  | \$2,731.66             |
| JD 6145M 2019 BOOM MOWER  | 2019          | 2,876             | 31                     | 38                     | \$0.00                    | \$0.00                 |
| JD 6145M 2021 BOOM MOWER  | 2021          | 2,077             | 51                     | 324                    | \$230.11                  | \$383.30               |
| JD 6150M BOOM MOWER       | 2015          | 6,988             | 66                     | 366                    | \$112.09                  | \$113.07               |
| JD 930M Z-TRAK MOWER      | 2018          | 652               | 2                      | 10                     | \$86.18                   | \$152.72               |

### HEAVY EQUIPMENT

| EQUIPMENT              | YEAR<br>MODEL | LIFETIME<br>HOURS | HOURS<br>THIS<br>MONTH | FISCAL<br>YTD<br>HOURS | EXPENSES<br>THIS<br>MONTH | FISCAL YTD<br>EXPENSES |
|------------------------|---------------|-------------------|------------------------|------------------------|---------------------------|------------------------|
| CAT 920 WHEEL LOADER   | 2024          | 465               | 32                     | 263                    | \$0.00                    | \$266.40               |
| CAT D6k2 DOZER         | 2019          | 1,775             | 1                      | 16                     | \$0.00                    | \$1,979.04             |
| CAT 323 EXCAVATOR      | 2018          | 5,050             | 5                      | 228                    | \$1,981.00                | \$2,642.75             |
| CAT 416E BACKHOE       | 2012          | 3,743             | -254                   | 85                     | \$594.63                  | \$807.99               |
| NORAM 65E MOTOR GRADER | 2014          | 3,013             | 3                      | 25                     | \$0.00                    | \$0.00                 |
| CAT 265 SKID STEER     | 2025          | 84                | 78                     | 84                     | \$0.00                    | \$0.00                 |

### VEHICLES

| EQUIPMENT                      | YEAR<br>MODEL | LIFETIME<br>MILES | MILES<br>THIS<br>MONTH | FISCAL<br>YTD<br>MILES | EXPENSES<br>THIS<br>MONTH | FISCAL YTD<br>EXPENSES |
|--------------------------------|---------------|-------------------|------------------------|------------------------|---------------------------|------------------------|
| F-250 4X4 w/FUEL TANK (CREW)   | 2020          | 18,699            | 516                    | 1,357                  | \$0.00                    | \$15.50                |
| TACOMA SR 4X4 (INSPECTOR)      | 2020          | 51,268            | 716                    | 2,314                  | \$0.00                    | \$58.96                |
| F-150 4X4 (INSPECTOR)          | 2017          | 99,866            | 1,118                  | 4,398                  | \$114.98                  | \$114.98               |
| F-250 4X4 (CREW)               | 2016          | 104,634           | 453                    | 735                    | \$0.00                    | \$10.98                |
| F-750 DUMP TRUCK               | 2011          | 48,649            | 70                     | 975                    | \$133.86                  | \$328.15               |
| FREIGHTLINER HAUL TRUCK        | 2000          | 1,001             | 108                    | 141                    | \$171.63                  | \$518.48               |
| DODGE RAM 4X4 (2301) (CREW)    | 2023          | 7,635             | 322                    | 1,566                  | \$0.00                    | \$0.00                 |
| DODGE RAM 4X4 (2302) (FOREMAN) | 2023          | 19,617            | 972                    | 3,110                  | \$0.00                    | \$8.05                 |
| TACOMA TDR 4X4 (ASST GM)       | 2023          | 16,849            | 857                    | 3,102                  | \$9.51                    | \$9.51                 |
| FREIGHTLINER DUMP TRUCK        | 2020          | 54,656            | 144                    | 953                    | \$143.32                  | \$1,464.52             |
| KAWASAKI MULE PRO              | 2024          | 95                | 0                      | 20                     | \$0.00                    | \$0.00                 |

### TRAILERS

| EQUIPMENT                 | YEAR<br>MODEL | EXPENSES<br>THIS<br>MONTH | FISCAL YTD<br>EXPENSES |
|---------------------------|---------------|---------------------------|------------------------|
| LOAD MAX TRAIL 20' TANDEM | 2020          | \$0.00                    | \$0.00                 |
| CARRY-ON 6'x8' 2-WHEEL    | 2017          | \$0.00                    | \$0.00                 |
| NUTTALL LOWBOY            | 1985          | \$0.00                    | \$0.00                 |
| SPRAYER TANK TRAILER      | ?             | \$0.00                    | \$0.00                 |
| HOME-MADE 4-WHEEL         | 1980          | \$0.00                    | \$0.00                 |

MINUTES  
BROOKSHIRE-KATY DRAINAGE DISTRICT

March 24, 2025

The Board of Supervisors of Brookshire-Katy Drainage District (the "District") met in special session, open to the public, at 8:30 a.m. on the 24th day of March, 2025, at 1111 Kenney Street, Brookshire, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

|                   |                     |
|-------------------|---------------------|
| Arnold England    | President           |
| Pat Keeling       | Vice President      |
| David Welch       | Secretary           |
| Blake Beckendorff | Supervisor          |
| John Chisum       | Assistant Secretary |

and all of the above were present, thus constituting a quorum.

Also attending the meeting were Stan Kitzman, General Manager of the District (via teleconference); Buddy Brand, Assistant General Manager of the District; Wendy Sidwell, District Administrator; Michael McCarthy, P.E., and Steve Berckenhoff, P.E., of Quiddity Engineering ("Quiddity" or "Engineer"); Blair Bozoarth, P.E., of Quiddity Engineering Land Development Group representing Sunterra Development; Andrew P. Johnson, III, and William Petrov, attorneys, and Mirna Croon, paralegal, of Johnson Petrov, LLP ("Johnson Petrov" or "Attorney"); and Jack Duran and Clayton Matcek and of LDDBlueline Architects ("Blueline").

Agenda Item No. 1  
CALL TO ORDER

The President called the meeting to order.

Agenda Item No. 2  
INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was opened with the Invocation and Pledge of Allegiance.

Agenda Item No. 3  
PUBLIC COMMENT

There were no public comments.

Agenda Item No. 4  
DISCUSS ROYAL FFA PARADE

Mr. Brand briefed the Board on the activities planned for the upcoming Royal ISD FFA parade.

Agenda Item No. 5  
TRANSFER FUNDS FROM GENERAL FUND TO PAYROLL FUND

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved transferring \$200,000 from the general fund to the payroll fund.

Agenda Item No. 6

ORDER AUTHORIZING ADDITIONAL 20% PENALTY ON DELINQUENT TAX ACCOUNTS

The Board next considered the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts, a copy of which is attached hereto as Exhibit "A".

Agenda Item No. 7

ORDER DETERMINING AD VALOREM TAX EXEMPTIONS

Mr. Petrov then reviewed the Order Determining Ad Valorem Tax Exemptions, a copy of which is attached hereto as Exhibit "A-1". The current exemption offered by the District is a \$20,000 exemption to residents who are over 65 years of age or disabled.

Agenda Item No. 8

RESOLUTION AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS

The Board then considered a Resolution Authorizing Petition Challenging Appraisal Records for the Board to consider, a copy of which is attached hereto as Exhibit "A-2". Mr. Petrov stated that this authorizes the District to submit a petition challenging appraisal records to the Waller County Appraisal District if any corrections are needed.

Upon motion by Supervisor Chisum, seconded by Supervisor Keeling, after full discussion and with all Directors physically present voting aye, the Board approved (i) the Order Determining Ad Valorem Tax Exemptions with the \$20,000 exemption to residents who are over 65 years of age or disabled; (ii) the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts; and (iii) the Resolution Authorizing Petition Challenging Appraisal Records.

Agenda Item No. 9

AUTHORIZING THE TRANSITION OF CUSTODIAL SERVICES FOR THE GRANT FUND AT AMEGY BANK

Mr. Petrov noted that collateralization is required for all public funds and informed the Board that Amegy Bank, which currently holds the District's grant funds, is switching its custodian from the Federal Home Loan Bank of Des Moines to The Bank of New York Mellon Trust. He recommended that the Board approve the Public Funds Collateral and Pledge Agreement with The Bank of New York Mellon Trust.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved the Public Funds Collateral and Pledge Agreement with The Bank of New York Mellon Trust, as recommended by Johnson Petrov.

Agenda Item No. 10

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR CLAY ROAD SEGMENT 2 - ID: 00849; PERMIT NO. 2025- 17

Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-17; as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "B".

[Mr. Bozoarth departed the meeting.]

## Agenda Item No. 11

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR RIVERWAY FARMS BORROW PIT - ID: 00848; PERMIT NO. 2025-16

Upon motion by Supervisor Beckendorff, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application No. 2025-16; as recommended by Quiddity. A copy of the recommendation letter is attached hereto as Exhibit "B-1"

## Agenda Item No. 12

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR KATY FREEWAY BOAT & RV STORAGE - ID: 00770; PERMIT NO. 2024-23 REVISED

Mr. McCarthy presented the recommendation letter for Permit No. 2024-23 Revised, a copy of which is attached hereto as Exhibit "B-2".

## Agenda Item No. 13

FIRST AMENDMENT TO DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND PGF HOLDINGS, LLC SERIES FOR KATY FREEWAY BOAT & RV STORAGE PERMIT NO. 2024-23 REVISED

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-23REVISED, as recommended by Quiddity; and (ii) First Amendment to Detention Facilities Agreement with PFG Holdings, LLC, as recommended by Johnson Petrov.

## Agenda Item No. 14

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITHOUT PLATTING FOR BRIDE MINISTRIES WORSHIP FACILITIES - ID: 24-00043; PERMIT NO. 2024-09

Mr. McCarthy presented the recommendation letter for Permit No. 2024-09, a copy of which is attached hereto as Exhibit "B-3".

## Agenda Item No. 15

DETENTION FACILITIES MAINTENANCE AGREEMENT BETWEEN BROOKSHIRE-KATY DRAINAGE DISTRICT AND BRIDE MINISTRIES, INC.

Upon motion by Supervisor Beckendorff, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved (i) Permit Application No. 2024-09, as recommended by Quiddity; and (ii) the Detention Facilities Agreement with Bride Ministries, Inc., as recommended by Johnson Petrov.

## Agenda Item No. 16

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES BLVD & YARA DRIVE STREET DEDICATION - FINAL DRAINAGE PLANS (ID: 00549), FINAL PLAT (ID: 00764), PERMIT NO. 2024-127

Mr. McCarthy presented the recommendation letter for Permit No. 2024-127, a copy of which is attached hereto as Exhibit "B-4".

## Agenda Item No. 17

PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR SOFI LAKES SECTION 1 - FINAL DRAINAGE PLANS (ID: 00597), FINAL PLAT (ID: 00762), PERMIT NO. 2024-142

Mr. McCarthy presented the recommendation letter for Permit No. 2024-142, a copy of which is attached hereto as Exhibit "B-5".

Upon motion by Supervisor Chisum, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board approved Permit Nos. 2024-127 and 2024-142, as recommended by Quiddity.

Agenda Item No. 18  
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR LAKES OF CANE ISLAND SECTION 5 – PRELIMINARY PLAT ID: 00885

Upon motion by Supervisor Welch, seconded by Supervisor Beckendorff, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID. 00885, as recommended by Quiddity.

Agenda Item No. 19  
PERMIT APPLICATION FOR TRACT DEVELOPMENT WITH PLATTING FOR TPG TEXAS HERITAGE PARKWAY – PRELIMINARY PLAT ID: 00777

Mr. McCarthy presented the recommendation letter for Permit ID: 00777, a copy of which is attached hereto as Exhibit "B-6".

Upon motion by Supervisor Welch, seconded by Supervisor Chisum, after full discussion and with all Supervisors present voting aye, the Board approved Permit Application ID. 00777, as recommended by Quiddity.

Agenda Item No. 20  
UPDATE ON ENFORCEMENT ACTION ITEMS

Mr. Petrov briefed the Board on the enforcement actions concerning AWRY Ready-Mix Concrete, DI Landholdings, and Alfredo Martinez.

Agenda Item No. 21  
DISCUSS AND TAKE ACTION ON PROGRESS OF NEW ADMINISTRATION BUILDING

This matter was discussed in an executive session.

Agenda Item No. 22  
EXECUTIVE SESSION

At 9:33 a.m. upon motion by Supervisor Beckendorff, seconded by Supervisor Keeling, the President called an Executive Session pursuant to Sections 551.071 to discuss matters of attorney-client privilege. Only the present Board members, Mr. Kitman (via teleconference), Mr. Brand, Ms. Sidwell, Mr. McCarthy, Mr. Berckenhoff, Mr. Johnson, Mr. Petrov, Ms. Croon, Mr. Duran and Mr. Matcek were present during the executive session.

Agenda Item No. 23  
REGULAR SESSION

At 10:12 a.m., upon motion by Supervisor Keeling, seconded by Supervisor Welch, after full discussion and with all Supervisors present voting aye, the Board reconvened the meeting in regular session. No action was taken in the Executive Session.

Agenda Item No. 21

DISCUSS AND TAKE ACTION ON PROGRESS OF NEW ADMINISTRATION BUILDING

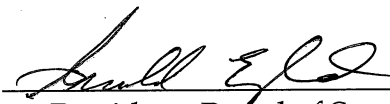
Upon motion by Supervisor Welch, seconded by Supervisor Keeling, after full discussion and with all Supervisors present voting aye, the Board approved the following: (i) issue a Notice of Default to Berkshire Hathaway concerning the District's contract with Commercial Construction and Maintenance ("CCM") for the new Administration Building; (ii) terminate the CCM contract if cause is determined by the Initial Decision Maker; (iii) pursue a claim against CCM's Performance Bond; and (iv) form a committee with Supervisors England and Welch, Mr. Kitman, Mr. Brand, and Ms. Sidwell authorized to make decisions and sign documents related to the CCM contract.

ADJOURNMENT

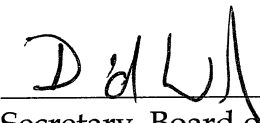
With no additional matters to discuss, upon motion by Supervisor Keeling, seconded by Supervisor Chisum, and with all Supervisors voting aye, the Board adjourned the meeting at 10:15 a.m.

[EXECUTION PAGE FOLLOWS]

SIGNED this 14<sup>th</sup> day of APRIL 2025.

  
\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Supervisors



**Exhibit**

- "A"     Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts
- "A-1"   Order Determining Ad Valorem Tax Exemptions
- "A-2"   Resolution Authorizing Petition Challenging Appraisal Records
- "B"     Recommendation Letter for Permit Application No. 2025-17 (Clay Road Segment 2)
- "B-1"   Recommendation Letter for Permit Application No. 2025-16 (Riverway Farms Borrow Pit)
- "B-2"   Recommendation Letter for Permit No. 2024-23 Revised (Katy Freeway Boat & RV Storage)
- "B-3"   Recommendation Letter for Permit No. 2024-09 (Bride Ministries Worship Facilities)
- "B-4"   Recommendation Letter for Permit No. 2024-127 (Sofi Lakes Blvd & Yara Drive Street Dedication)
- "B-5"   Recommendation Letter for Permit No. 2024-142 (Sofi Lakes Section 1)
- "B-6"   Recommendation Letter for Permit ID: 00777 (TPG Texas Heritage Parkway)

SIGNED this 14th day of APRIL 2025.

  
\_\_\_\_\_  
President, Board of Supervisors

ATTEST:

  
\_\_\_\_\_  
Secretary, Board of Supervisors



**Exhibit**

- "A"     Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts
- "A-1"   Order Determining Ad Valorem Tax Exemptions
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- "B"     Recommendation Letter for Permit Application No. 2025-17 (Clay Road Segment 2)
- "B-1"   Recommendation Letter for Permit Application No. 2025-16 (Riverway Farms Borrow Pit)
- "B-2"   Recommendation Letter for Permit No. 2024-23 Revised (Katy Freeway Boat & RV Storage)
- "B-3"   Recommendation Letter for Permit No. 2024-09 (Bride Ministries Worship Facilities)
- "B-4"   Recommendation Letter for Permit No. 2024-127 (Sofi Lakes Blvd & Yara Drive Street Dedication)
- "B-5"   Recommendation Letter for Permit No. 2024-142 (Sofi Lakes Section 1)
- "B-6"   Recommendation Letter for Permit ID: 00777 (TPG Texas Heritage Parkway)

**ORDER IMPLEMENTING PENALTY ON 2024 DELINQUENT TAXES AND CONTRACTING  
WITH WALLER COUNTY TO COLLECT DELINQUENT TAXES**

**THE STATE OF TEXAS**  
**COUNTY OF WALLER**  
**BROOKSHIRE-KATY DRAINAGE DISTRICT**

§  
§  
§

We, the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 24, 2025 at 8:30 a.m., at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

|                   |                |
|-------------------|----------------|
| Arnold England    | President      |
| Pat Keeling       | Vice President |
| David Welch       | Secretary      |
| Blake Beckendorff | Supervisor     |
| John Chisum       | Supervisor     |

All members of the Board were present except the following: \_\_\_\_\_, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

**ORDER IMPLEMENTING PENALTY ON 2024 DELINQUENT TAXES  
AND CONTRACTING WITH THE COUNTY TO COLLECT DELINQUENT TAXES**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

**AYES:** \_\_\_\_\_

**NOES:** \_\_\_\_\_

A true, full and correct copy of the aforesaid Order adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

**SIGNED** this 24<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
 Secretary, Board of Supervisors

\_\_\_\_\_  
 President, Board of Supervisors



**ORDER IMPLEMENTING PENALTY ON 2024 DELINQUENT TAXES  
AND CONTRACTING WITH WALLER COUNTY TO COLLECT DELINQUENT  
TAXES**

**THE STATE OF TEXAS**

§

**COUNTY WALLER**

§

**BROOSKHIRE-KATY DRAINAGE DISTRICT**

§

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT THAT:**

Section 1: Pursuant to Texas Tax Code, Section 33.11, as amended, on April 1, 2025, all personal property tax accounts which are delinquent for the tax year 2024 will incur additional penalties in the amount of twenty percent (20%) of the sum of the tax, penalty and interest then due, and to be due, in order to help defray the cost of collection of the same. The Tax Collector shall deliver a notice of delinquency and of this additional penalty to the owner of each personal property tax account, at least thirty (30) and not more than sixty (60) days before April 1, 2025.

Section 2: Pursuant to Texas Tax Code, Section 33.01, as amended, on July 1, 2025 all real property tax accounts which are delinquent for the tax year 2024 will incur additional penalties in the amount of twenty percent (20%) of the sum of the tax, penalty and interest then due, and to be due, in order to help defray the cost of collection of the same. The Tax Collector shall deliver a notice of delinquency and of this additional penalty to the owner of each real property tax account, at least thirty (30) and not more than sixty (60) days before July 1, 2025.

Section 3: The Board of Supervisors (the "Board") has retained and contracted with the Waller County Tax Collector to collect delinquent taxes pursuant to Section 6.30(b) of the Property Tax Code, and that it is the intention of this Board to comply in all respects with Sections 33.07 and 33.08 of such Tax Code.

**PASSED, ADOPTED, and APPROVED** this 24<sup>th</sup> day of March, 2025.

**ATTEST:**

**SIGNED:**

---

David Welch  
Secretary of the Board of Supervisors  
of the Brookshire-Katy Drainage District

---

Arnold England  
President of the Board of Supervisors  
of the Brookshire-Katy Drainage District

**CERTIFICATE OF ORDER DETERMINING AD VALOREM TAX EXEMPTIONS**

**STATE OF TEXAS**  
**COUNTY OF WALLER**  
**BROOKSHIRE-KATY DRAINAGE DISTRICT**

§  
§  
§

We, the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 24, 2025, at 8:30 a.m., at the regular meeting place thereto, and the roll was called of the members of the Board, to-wit:

|                   |                |
|-------------------|----------------|
| Arnold England    | President      |
| Pat Keeling       | Vice President |
| David Welch       | Secretary      |
| Blake Beckendorff | Supervisor     |
| John Chisum       | Supervisor     |

All members of the Board were present except the following: \_\_\_\_\_, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

**ORDER DETERMINING AD VALOREM TAX EXEMPTIONS**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and after full discussion, such motion, carrying with it the adoption of such Order prevailed, carried, and became effective by the following vote:

**AYES:** \_\_\_\_\_

**NOES:** \_\_\_\_\_

A true, full and correct copy of the aforesaid Order adopted at the Meeting described in the above foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Order would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such Meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

**SIGNED** this 24th day of March, 2025.

\_\_\_\_\_  
 Secretary, Board of Supervisors

\_\_\_\_\_  
 President, Board of Supervisors



# ORDER DETERMINING AD VALOREM TAX EXEMPTIONS

STATE OF TEXAS

COUNTY OF WALLER

BROOKSHIRE-KATY DRAINAGE DISTRICT

§  
§  
§

**WHEREAS**, the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District"), is required to levy and cause to be assessed and collected ad valorem taxes upon all property (real, personal or mixed) subject to taxation within the boundaries of the District; and

**WHEREAS**, the Board is required to adopt an order determining ad valorem tax exemptions prior to July 1 of each year.

**NOW, THEREFORE, BE IT ORDERED BY THE BOARD OF BROOKSHIRE-KATY DRAINAGE DISTRICT THAT:**

- a. Residential homestead exemption to any individual who is disabled or is 65 years of age or older in the amount of \$20,000 as provided in §10.13(d), Tax Code.
- b. Travel trailers, as provided for in §10.132, Texas Tax Code, regardless of whether the vehicle is affixed to real property, that are less than 400 square feet in area and are designed primarily for use as temporary living quarters in connection with recreational, camping, travel, or seasonal use and not as a permanent dwelling.
- c. As specifically described in §10.18 4, Texas Tax Code, buildings, real property, and tangible personal property owned by a qualified charitable organization, that the Texas State Comptroller has determined, after review of the property owner's application, to be eligible to receive such exemption under §10.184, Texas Tax Code, and is an organization organized for, and engages in, those charitable activities as described in §10.18(d), Texas Tax Code.
- d. The Board hereby authorizes the Tax Assessor/Collector for the District to grant the exemption(s) stated above to taxpayers meeting the qualifications therefore and who have filed application for same, all in accordance with Chapter 10 of the Tax Code.
- e. No other tax exemption shall be granted by the District.

**PASSED, ADOPTED, and APPROVED** this 24<sup>th</sup> day of March, 2025.

**ATTEST:**

**SIGNED:**

---

David Welch  
Secretary of the Board of Supervisors  
of the Brookshire-Katy Drainage District

---

Arnold England  
President of the Board of Supervisors  
of the Brookshire-Katy Drainage District

**CERTIFICATE OF RESOLUTION AUTHORIZING  
PETITION CHALLENGING APPRAISAL RECORDS**

THE STATE OF TEXAS  
COUNTY OF WALLER  
BROOKSHIRE-KATY DRAINAGE DISTRICT

§  
§  
§

We the undersigned officers of the Board of Supervisors (the "Board") of **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") hereby certify as follows:

The Board convened in regular session, open to the public, on Monday, March 24, 2025, at 8:30 a.m. at the District's office located within the boundaries of the District and the roll was called of the members of the Board, to-wit:

|                   |                |
|-------------------|----------------|
| Arnold England    | President      |
| Pat Keeling       | Vice President |
| David Welch       | Secretary      |
| Blake Beckendorff | Supervisor     |
| John Chisum       | Supervisor     |

All members of the Board were present with the exception of \_\_\_\_\_, thus constituting a quorum. Whereupon other business, the following was transacted at such Meeting: A written

**RESOLUTION AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS**

was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Resolution be adopted; and after full discussion, such motion, carrying with it the adoption of such Resolution prevailed, carried, and became effective by the following vote:

**AYES:** \_\_\_\_\_ **NOES:** \_\_\_\_\_

A true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Resolution has been duly recorded in the Board's minutes of such Meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such Meeting pertaining to the adoption of such Resolution; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board are duly and sufficiently notified officially and personally, in advance, of the time, place, and purpose of such Meeting, and that such Resolution would be introduced and considered for adoption at such meeting, and each of the officers and members consented, in advance, to the holding of such meeting for such purpose; and such Meeting was open to the public and public notice of the time, place, and purpose of such Meeting was given, all as required by Chapter 551 of the Texas Government Code and Section 49.063 of the Texas Water Code, as amended.

SIGNED this 24th day of March, 2025.

\_\_\_\_\_  
Secretary, Board of Supervisors

\_\_\_\_\_  
President, Board of Supervisors



# ORDER AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS

**STATE OF TEXAS**

§

**WALLER COUNTY**

§

**BROOKSHIRE-KATY DRAINAGE DISTRICT**

§

**WHEREAS**, the Board of Supervisors (the "Board") of the **BROOKSHIRE-KATY DRAINAGE DISTRICT** (the "District") at its regularly scheduled meeting on March 24, 2025, came to be heard a motion to adopt this Resolution Authorizing Petition Challenging Appraisal Records; and

**WHEREAS**, the Waller County Appraisal District ("WCAD") prepares the appraisal records for the District; and

**WHEREAS**, the District has authority under the provisions of the Texas Property Tax Code to challenge the appraisal records as prepared by WCAD on certain grounds; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BROOKSHIRE-KATY DRAINAGE DISTRICT THAT:**

1. The recitals hereinabove are true and correct to the best of our knowledge.
2. The District's General Manager, District Administrator, and/or District Attorney are hereby authorized to submit a Petition Challenging Appraisal Records to Waller County Appraisal District on behalf of the District on any one or more of the following grounds:
  - a. The level for appraisal for the territory of category of property;
  - b. Exclusion of the property from the appraisal records;
  - c. Grant of exemption to the property;
  - d. Determination that the property qualifies for productivity appraisal; and
  - e. Omission of the property from this unit's appraisal roll.
3. The Board of Supervisors authorizes its President or Vice President to execute, and Secretary or Assistant Secretary to attest this resolution on behalf of the Board and the District.
4. This resolution shall be effective immediately.

**PASSED, ADOPTED, and APPROVED** this 24<sup>th</sup> day of March, 2025.

**ATTEST:**

**SIGNED:**

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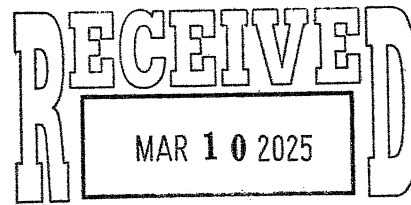
David Welch  
Secretary of the Board of Supervisors  
of the Brookshire-Katy Drainage District

---

Arnold England  
President of the Board of Supervisors  
of the Brookshire-Katy Drainage District

March 7, 2025

Joy Shipman  
Brookshire-Katy Drainage District  
Po Box 608  
Brookshire, TX 77423



By: \_\_\_\_\_

Dear Joy:

As a follow up to our email on January 23, 2025, we will be transitioning custodial services for our Public Funds accounts, and the safekeeping of the collateral held for the accounts, from the Federal Home Loan Bank of Des Moines (FHLB Des Moines) to The Bank of New York Mellon Trust Company, N.A. (BNYM). This change is part of our ongoing efforts to enhance efficiency, and ensure your deposits continue to be securely managed and safeguarded under the highest standards.

**Important Information**

- **Effective Date:** The transition period will begin on April 1, 2025, and will be effective after all parties have signed the attached Agreement.
- **Action Required:** Review/sign the following documents, and mail them back using the prepaid envelope:
  - **Third-Party Custodian Agreement:** Reflects the start of the transition period (April 1, 2025). However, we kindly request that you indicate the actual date you sign the Agreement on page 10. Please note the Local Government address must be completed on page 6, section 7E.
  - **Exhibit A (Optional):** Authorizes individuals to provide instructions on behalf of the company.
  - **Schedule A Collateral Selection Form:** Indicates the types of securities and requires a signature and current date.

The Agreement is between you, BNYM, and Zions Bancorporation. As part of Zions Bancorporation since 2005, Amegy Bank has been strengthened by the stability and resources of one of the nation's premier financial services companies.

If you have any questions or need assistance, please do not hesitate to contact me at 801-844-8062 or by email at [jackie.francis@zionsbancorp.com](mailto:jackie.francis@zionsbancorp.com). Your prompt attention ensures a seamless transition and continued protection of your assets. We appreciate your business and look forward to continuing to serve your financial needs.

Sincerely,

A handwritten signature in cursive script that reads "Jackie Francis".

Jackie Francis  
Senior Vice President  
Zions Bancorporation

Enclosures:

BNYM Third Party Custodian Agreement  
Schedule A Collateral Selection Form



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

March 20, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Astro Sunterra LP  
Clay Road Segment 2 – **Tract Development without Platting**  
Application ID No. 00849  
BKDD Permit No. 2025-17  
Quiddity, Inc. Job No. R0002-1002-07.001

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: Quiddity Engineering, LLC

Permit Type: Tract Development without Platting – Final Drainage Plans

Location: Along Clay Road, east of Schlipf Road, west of Bartlett Road

Description: The proposed Clay Road Segment 2 (Development) encompasses approximately 5.94 acres of redevelopment, converting the existing 2-lane asphalt roadway into a 25-ft concrete half-boulevard.

Drainage for this roadway includes curb and gutter inlets and internal storm sewer. Approximately 3,000 LF of the northern half of the roadway drains north through five (5) proposed outfalls into the existing Sunterra Detention Pond M located just north of the roadway. The 100 year WSE in Pond M is lower than the roadway pavement elevations. Pond M was designed to include runoff from the northern half of the roadway, which will connect to the existing Sunterra detention system that eventually outfalls to Cane Island Branch of Buffalo Bayou. Approximately 2,200 LF of the northern half of the roadway will drain north and connect to proposed storm sewer that is directed east. The storm sewer connects to the existing Clay Road Segment 1 storm sewer system that is directed east and crosses under Clay Road with outfalls into the District's channel located south of the intersection at Clay Road and Bartlett Road. Pond M is included in the plans titled "Sunterra Phase 3 South Detention and Mass Grading" that was approved by the District on February 10, 2022 under Permit No. 2021-82. Clay Road Segment 1 was included in the plans titled "Clay Road From 6100 LF West of Pitts Road to 150 LF West of Pitts Road" that was approved by the District on June 12, 2023 under Permit No. 2023-44.



Mr. Arnold England, President

March 20, 2025

Page 2

The southern half of the roadway drains south and outfalls into an existing roadside ditch that is directed east and outfalls into the District's channel. The Development proposes to desilt the existing ditch in the southern half of the ROW, but regrading of the ditch was determined not to be feasible based on elevation and depth constraints downstream. No additional flow is being proposed to drain through the southern ROW ditch in the proposed condition, thus no adverse impact is proposed. Furthermore, the existing asphalt roadway in the southern half of the ROW will be removed and replaced with vegetation. As an additional effort to alleviate concerns with the minimal capacity within the south ditch, three (3) E-inlets are proposed to provide a relief point in lower storm events to route some flow within storm sewer across the roadway to the northern ROW drainage system that has extra capacity before connecting back to the southern ROW drainage system downstream and outfalling to the District's channel.

Based on our review, it appears the proposed drainage facilities were designed in accordance with the Sunterra Phase II South Drainage Impact Analysis, dated November 11, 2021, and approved by the District on November 8, 2021.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and



Mr. Arnold England, President

March 20, 2025

Page 3

functional prior to construction of the impervious improvements associated with the scope of the Development.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1002-07 Clay Road Permit Review/Clay Road Segment 2/2.0 Letters/TDWOP FDP Clay Rd Seg 2 Approval Ltr 20250320.docx>

cc: Mr. Shamar O'Bryant – Astro Sunterra LP via email [sobryant@landtejas.com](mailto:sobryant@landtejas.com)  
 Quiddity Engineering – LDS Main via email [Katy-LD@quiddity.com](mailto:Katy-LD@quiddity.com)  
 Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



2322 W Grand Parkway North, Suite 150  
Katy, Texas 77449  
Tel: 832.913.4000  
www.quiddity.com

March 20, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: DCCM  
Riverway Farms Borrow Pit – **Tract Development without Platting**  
Application ID No. 00848  
BKDD Permit No. 2025-16  
Quiddity, Inc. Job No. R0002-1003-32.004

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** DCCM

**Permit Type:** Tract Development without Platting – Final Drainage Plans

**Location:** North of Garvie Lane, south of Royal Road, east of FM 359 Road, and west of FM 362

**Previous Approvals:** The District approved the Drainage Impact Assessment titled "Riverwood Farms Drainage Study" on 9/25/2023.

**Description:** The proposed Riverway Farms Borrow Pit Development (Development) proposes to excavate a borrow pit in the area of a future detention pond and place the fill onto future Section 1 of the Riverway Farms development. The total amount of cut and fill is 80,000 cubic yards. A temporary access road and storm water pollution prevention control measures are also proposed. No additional impervious cover within Riverway Farms Section 1 is proposed with the Development.

A separate permit application has been submitted for the Riverway Farms detention facilities, and is currently under review with the District. The permanent detention plans are required to be approved prior to any approvals of the Section plans.

**DFMA:** A Detention Facilities Maintenance Agreement (DFMA) will be required for the future drainage and detention facilities located within the Development. The DFMA will be considered for Board approval in a future agenda.

**Technical Review:** Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the



Mr. Arnold England, President  
 March 20, 2025  
 Page 2

Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plans submitted have been prepared, dated, signed, and sealed by a Professional Engineer. They are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

**For the Applicant:**

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, the Owner shall implement temporary drainage and detention facilities as necessary during construction of the Development to avoid adverse impacts on neighboring properties or downstream facilities. It is recommended all permanent drainage and detention facilities be constructed and functional prior to construction of the impervious improvements associated with the scope of the Development.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McCarthy", with a stylized flourish at the end.

Michael McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-32.004 Riverway Farms Borrow Pit/2.0 - Letters/TDWOP Riverway Farms Borrow Pit Approval Ltr 20250320.docx>

cc: Mr. Brian Rabenaldt, PE – RG Miller via email [brabenaldt@dccm.com](mailto:brabenaldt@dccm.com)  
 Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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www.quiddity.com

March 20, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: PGF Holdings, LLC Series – A (RS)  
Katy Freeway Boat & RV Storage at Morton Road – **Final Drainage Plans Revision #1**  
Application ID No. 00770  
Permit No. 2024-23 Revised  
Quiddity, Inc. Job No. R0002-1020-01.009

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** JRH Engineering & Environmental Services, Inc.

**Permit Type:** Tract Development w/o Platting – Final Drainage Plans Revision #1

**Location:** 27811 Morton Road, Katy, Texas 77493

**Survey:** Fred Eule Survey, Abstract 376, Waller County, Texas

**Previous Approvals** The District approved the Final Drainage Plans for Katy Freeway Boat & RV Storage at Morton Road (Development) on September 9, 2024 under Permit No. 2024-23.

**Revision:** The Development proposes Revision #1 which includes a 100-ft x 75-ft fire lane, modification to Building 8, and additional excavation of the pond converting it from a dry bottom to a wet bottom basin. A ten foot safety shelf has been included at the static water level as part of the revision, along with updating cross sections, plan views, outfall profiles, and various calculations. The concrete pilot channel was removed.

**DFMA:** An Amended Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The Amended DFMA will be considered for Board approval on the March 24, 2025 agenda.

**Technical Review:** Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, a Professional Engineer has prepared, dated, signed, and sealed the plans submitted. This Professional



Mr. Arnold England, President  
 March 20, 2025  
 Page 2

is licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

**For the Applicant:**

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

The District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.

**At least two business days prior to starting construction of the Detention Facilities and Drainage infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**

The Applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all applicable governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.009 Katy Freeway Boat & RV Storage/3.0 - LETTERS/Katy Freeway Boat & RV Storage Final Drainage Plans Revision#1 Approval Ltr\\_031925.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.009%20Katy%20Freeway%20Boat%20&%20RV%20Storage/3.0%20-%20LETTERS/Katy%20Freeway%20Boat%20&%20RV%20Storage%20Final%20Drainage%20Plans%20Revision#1%20Approval%20Ltr_031925.docx)

cc: Mr. Jason Henrichs, PE – JRH Engineering & Environmental Services, Inc. via email [jrhengineering@gmail.com](mailto:jrhengineering@gmail.com)  
 Mr. BJ Prendergast – PGF Holdings, LLC Series A (RS) via email [bj@trailerskaty.com](mailto:bj@trailerskaty.com)  
 Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
 Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 21, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference:     Bride Ministries  
                  Bride Ministries Worship Facilities – **Tract Development without Platting**  
                  Application ID No. 24-00043  
                  BKDD Permit No. 2024-09  
                  Quiddity, Inc. Job No. R0002-1020-01.006

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant:                 Waneck Civil Engineering

Permit Type:            Tract Development without Platting – Final Drainage Plans

Location:                4817 Schlipf Road, Katy, TX 77493

Description:            The proposed Bride Ministries (Development) encompasses approximately 4.61 acres of commercial development. The site includes three (3) existing buildings, an asphalt driveway, and one amenity pond. There is no District permit associated with the existing development.

The Development proposes concrete parking and driveway improvements for access to the western side of the tract. To mitigate the additional runoff, the Development proposes to convert the existing amenity pond into a wet bottom detention pond with an outfall into Schlipf Road ditch. The total detention storage volume for the Development is 3.049 acre-feet and the detention storage rate is 0.65 ac-ft/ac. The detention pond includes a maximum water surface elevation of approximately 163.6 ft, minimum of 1-ft of freeboard, and minimum 20-ft wide maintenance berms. The detention pond includes a dual 24" outfall pipe with a 0.5-ft x 3.5-ft plate opening as a restrictor. Runoff then empties into the outfall swale which connects to the Schlipf Road roadside ditch. The detention pond includes an emergency overflow spillway that is armored with TXDOT standard rip-rap as suggested by Waller County. The restrictor is sized to limit the outfall rate to the existing pre-developed flow rate in the 2, 10, and 100 year events.



Mr. Arnold England, President  
 March 21, 2025  
 Page 2

The Development also includes northern and southern boundary swales to convey offsite sheetflow to the Schlipf Road roadside ditch. Those swales are sized to carry the 100 year flow to mitigate adverse impacts to the adjacent properties.

DFMA:

A Detention Facilities Maintenance Agreement (DFMA) is required for the proposed drainage and detention facilities located within the Development. The DFMA will be considered for Board approval on the March 24, 2025 agenda.

Technical Review:

Based on our review of the final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, a Professional Engineer has prepared, dated, signed, and sealed the plans submitted. This Professional is licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

The District requires the engineer, project owner, and contractor to implement temporary drainage measures during construction to prevent any negative impacts. These measures are crucial to managing stormwater and maintaining site stability throughout construction.

**At least two business days prior to starting construction of the Detention Facilities and Drainage infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**



Mr. Arnold England, President  
March 21, 2025  
Page 3

The Applicant shall not use this letter to commence any construction activities prior to receiving the **approved permits** from all applicable governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael McCarthy, PE

MHM/dme/scs

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.006 Bride Ministries Worship Facilities/3.0 - LETTERS/TDWOP Bride Ministries Worship Facilities - approval ltr 24-00043.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.006%20Bride%20Ministries%20Worship%20Facilities/3.0-LETTERS/TDWOP%20Bride%20Ministries%20Worship%20Facilities-approval%20ltr%2024-00043.docx)

cc: Mr. Micah Bergman – Bride Ministries via email [micah@bridemovement.com](mailto:micah@bridemovement.com)  
Mr. Hunter Waneck, PE – Waneck Civil Engineering via email [projects@wcengr.com](mailto:projects@wcengr.com)  
Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 21, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: GardenBure Development, LLC  
Sofi Lakes Blvd & Yara Drive Street Dedication - **Final Plat and Drainage Plans**  
Application ID No. 00764 (FP) & 00549 (FDP)  
Permit No. 2024-127  
Quiddity Job No. R0002-1003-21.004

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: RG Miller Engineers

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of FM 529, south of Morrison Road, and east of FM 2855,

Survey: H. & T.C.R.R Survey, Block 113, A-173, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sofi Lakes Blvd & Yara Drive Street Dedication, on July 22, 2024.

Description: The proposed Sofi Lakes Blvd & Yara Drive Street Dedication (Development) encompasses approximately 5.40 acres of street dedication. The Development is located within the future Sofi Lakes Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into the Sofi Lakes Detention Pond 4 which then outfalls into the FM 529 roadside ditch. Detention Pond 4 was included in the construction plans titled, "Sofi Lakes Detention Phase 1" that was approved by the District under Permit No. 2024-58 & 2024-120 on December 23, 2024. Additionally, the drainage impact assessment (DIA) for Sofi Lakes Phase 1 has been reviewed and accepted by the



Mr. Arnold England, President  
March 21, 2025  
Page 2

District on January 29, 2024. Based on our review, the drainage and detention components outlined in the plans for the Development are designed in accordance with the Sofi Lakes Phase 1 DIA.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

Based on our review of the final plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**



Mr. Arnold England, President

March 21, 2025

Page 3

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.004 Sofi Lakes Blvd & Yara Drive Street Dedication/2.0 - Letters/Sofi Lakes Blvd & Yara Drive Street Dedication FP & FDP Approval Ltr 032125.docx>

cc: Ms. Sophia Filfil - GardenBure Development via email [sophiafilfil@gmail.com](mailto:sophiafilfil@gmail.com)  
Mr. Chrishone Peterson – RG Miller via email [CPeterson@rgmiller.com](mailto:CPeterson@rgmiller.com)  
Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 21, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: GardenBure Development, LLC  
Sofi Lakes Section 1 - **Final Plat and Drainage Plans**  
Application ID No. 00762 (FP) & 00597 (FDP)  
Permit No. 2024-142  
Quiddity Job No. R0002-1003-21.005

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

Applicant: RG Miller Engineers, Inc.

Permit Type: Tract Development with Platting – Final Plat and Drainage Plans

Location: North of FM 529, south of Morrison Road, and east of FM 2855

Survey: H. & T.C.R.R Survey, Block 113, A-173, Waller County, Texas

Previous Approvals: The District approved the Preliminary Plat for Sofi Lakes Section 1, on July 22, 2024.

Description: The proposed Sofi Lakes Section 1 (Development) encompasses approximately 39.04 acres of single-family residential development and includes 167 Lots, 5 Blocks, and 9 Reserves. The Development is located within the future Sofi Lakes Phase 1 development.

The drainage for the site is conveyed through curb and gutter inlets, which connects to an underground public storm sewer system that outfalls into the Sofi Lakes Detention Pond 3, which drains through Detention Pond 4 which then outfalls into the FM 529 roadside ditch. Detention Pond 3 was included in the construction plans titled, "Sofi Lakes Detention Phase 1" that was approved by the District under Permit No. 2024-58 & 2024-120 on December 23, 2024. Additionally, the drainage impact assessment (DIA) for Sofi Lakes Phase 1 has been reviewed and accepted by the District on January 29, 2024. Based on our review, the



Mr. Arnold England, President

March 21, 2025

Page 2

drainage and detention components outlined in the plans for the Development are designed in accordance with the Sofi Lakes Phase 1 DIA.

DFMA:

The referenced detention facilities are included in an executed Detention Facilities Maintenance Agreement (DFMA) with the District.

Technical Review:

Based on our review of the final plat and final drainage plans (plans), the permit application generally complies with the District's Rules and Regulations (R&R); we interpose no objection and recommend its approval by the District's Board of Supervisors.

Please note that this recommendation does not necessarily mean that the proposed design and all the calculations provided in the accompanying documentation have been completely checked and verified. Omissions in this review do not relieve the Development from complying with the District's R&R or any other regulatory requirements from a different entity having jurisdiction. Moreover, the plat and plans submitted have been prepared, dated, signed, and sealed by a Professional Land Surveyor and Professional Engineer, respectively, who are licensed to practice in the State of Texas, conveying these professional responsibilities and accountability.

At this time, no deviation or variance requests from the District's R&R have been requested or granted. The proposed Development shall be constructed per the District's approved plans and in conformance with the District's R&R.

For the Applicant:

Please be advised that in an effort to comply with the District's policy to maintain zero net increase in stormwater runoff rates and to ensure that no adverse impacts are attributable to the proposed Development, all detention facilities (i.e., drainage infrastructure and outfall(s)) must be constructed and functional before beginning construction of any impervious improvements.

**At least two business days prior to starting construction of the Detention Facilities and Drainage Infrastructure, the Developer's contractor shall notify the District's General Manager in writing. The Pre-Construction Notification form can be found on the District's website under Permit Application and Engineering Documents (<https://www.bkdd.dst.tx.us/page/BKDD.Home>).**



Mr. Arnold England, President

March 21, 2025

Page 3

The applicant shall not use this letter to commence any construction activities prior to receiving all **approved permits** from the governing entities with jurisdiction.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/scs/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1003-21.005 Sofi Lakes Section 1/2.0 - Letters/Sofi Lakes Section 1 - FP & FDP Approval Ltr 032125.docx>

cc: Ms. Sophia Filfil - GardenBure Development via email [sophiafilfil@gmail.com](mailto:sophiafilfil@gmail.com)  
Mr. Chrishone Peterson – RG Miller via email [CPeterson@rgmiller.com](mailto:CPeterson@rgmiller.com)  
Mr. Ross McCall, PE – Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III – Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 20, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: PHHOU - Cane Island 178, LLC  
Lakes of Cane Island Section 5 – **Preliminary Plat and Preliminary Drainage Plans**  
Application ID No. 00885  
Permit No. – N/A  
Quiddity Job No. R0002-1033-01.018

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** EHRA Engineering

**Permit Type:** Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

**Location:** North of Morton Road, south of Clay Road, east of Schlipf Road, west of Pitts Road

**Survey:** H. & T.C.R.R. CO. Survey, Abstract No. 205, Section 127, Waller County, Texas

**Technical Review:** Based on our review of the Preliminary Plat of Lakes of Cane Island Section 5, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the **acceptance of the Preliminary Plat** by the District's Board of Supervisors does not constitute official acceptance of the proposed development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Final Plat.

The applicant shall not use this Preliminary approval to commence any construction activities until the Final Drainage Plans and Final Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

**For the Applicant:** The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

March 20, 2025

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme/kdm

<https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1033-01.018 Lakes of Cane Island Section 5/2.0 - Letters/PP & PDP Lakes of Cane Island Section 5 03192025.docx>

cc: Ms. Jacey Neuberger - EHRA Engineering via email [jneuberger@ehra.team](mailto:jneuberger@ehra.team)  
Ms. Alyssa Spiteri - EHRA Engineering via email [jneuberger@ehra.team](mailto:jneuberger@ehra.team)  
Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)



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March 20, 2025

Mr. Arnold England, President  
Brookshire-Katy Drainage District  
PO Box 608  
Brookshire, Texas 77423

Reference: Texas Petroleum Group, LLC  
TPG Texas Heritage Parkway – **Preliminary Plat and Preliminary Drainage Plans**  
Application ID No. 00777  
Permit No. – N/A  
Quiddity Job No. R0002-1020-01.073

Dear Mr. England:

The Brookshire-Katy Drainage District (District) received a permit application as follows:

**Applicant:** Century Engineering

**Permit Type:** Tract Development with Platting – Preliminary Plat and Preliminary Drainage Plan

**Location:** North of Kingsland Blvd, south of I10, east of Willow Fork, west of Pederson Road

**Survey:** J.G. Bennett Survey, Section 104, Abstract No. 292, City of Katy, Waller County, Texas

**Technical Review:** Based on our review of the Preliminary Plat of TPG Texas Heritage Parkway, the permit application generally complies with the District's Rules and Regulations; we interpose no objection and recommend its acceptance by the District's Board of Supervisors.

It is to be understood that the **acceptance of the Preliminary Plat** by the District's Board of Supervisors does not constitute official acceptance of the proposed development by the District but does constitute an authorization to begin and proceed with the preparation of the Final Drainage Plans and Final Plat.

The applicant shall not use this Preliminary approval to commence any construction activities until the Final Drainage Plans and Final Plat have been **approved and accepted** in official actions by the District and from any governing entity with jurisdiction.

**For the Applicant:** The applicant's next step is to submit **two** separate applications: **one for the Final Plat**, outlining the development's layout and design, and **another for the Final Drainage Plans**, including construction plans and drainage calculations. Both applications should include all necessary engineering information and documents for a thorough and comprehensive review.



Mr. Arnold England, President

March 20, 2025

Page 2

DFMA:

If proposing detention facilities, the proposed development will require a Detention Facilities Maintenance Agreement (DFMA) with the District. The submittal of the DFMA shall include all required information/documents for review and coordination with the District's Legal Counsel.

Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

Michael H. McCarthy, PE

MHM/dme/kdm

[https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared Documents/BKDD All Permits/R0002-1020-01.073 TPG Texas Heritage Parkway\\_00777/2.0 - Letters/PP & PDP Ltr TPG Texas Heritage Parkway 03192025.docx](https://jonesandcarter.sharepoint.com/sites/BKDDTeamSite/Shared%20Documents/BKDD%20All%20Permits/R0002-1020-01.073%20TPG%20Texas%20Heritage%20Parkway_00777/2.0%20Letters/PP%20PDP%20Ltr%20TPG%20Texas%20Heritage%20Parkway%2003192025.docx)

cc: Mr. Jackson Twomey - Texas Petroleum Group via email [jtwomey@texaspetroleumgroup.com](mailto:jtwomey@texaspetroleumgroup.com)  
Mr. Tony Lewis – Century Engineering via email [tlewis@centuryengineering.com](mailto:tlewis@centuryengineering.com)  
Mr. Ross McCall, PE - Waller County Engineer via email [engineering@wallercounty.us](mailto:engineering@wallercounty.us)  
Mr. Andrew Johnson, III - Johnson Petrov, LLP via email [bkddlegal@johnsonpetrov.com](mailto:bkddlegal@johnsonpetrov.com)